

001.A

0001

0020.1

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

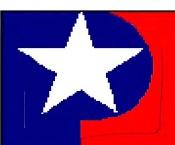
490,100 / 490,100

USE VALUE:

490,100 / 490,100

ASSESSED:

490,100 / 490,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		MAGNOLIA ST, ARLINGTON

OWNERSHIP

Owner 1:	MURPHY MEGAN M	Unit #:	1
Owner 2:			
Owner 3:			
Street 1:	20 MAGNOLIA ST UNIT 1		
Street 2:			

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474		Type:

PREVIOUS OWNER

Owner 1:	MURPHY MEGAN M -
Owner 2:	VIELMA SOLORZANO A CARLOS -
Street 1:	20 MAGNOLIA ST UNIT 1
Twn/City:	ARLINGTON
St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1908, having primarily Vinyl Exterior and 1003 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8000																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	490,100			490,100		310000
							GIS Ref
							GIS Ref
							Insp Date
							05/10/18

PREVIOUS ASSESSMENT								Parcel ID	001.A-0001-0020.1	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	490,100	0	.	.	490,100		Year end	12/23/2021
2021	102	FV	476,100	0	.	.	476,100		Year End Roll	12/10/2020
2020	102	FV	469,100	0	.	.	469,100	469,100	Year End Roll	12/18/2019
2019	102	FV	486,400	0	.	.	486,400	486,400	Year End Roll	1/3/2019
2018	102	FV	395,800	0	.	.	395,800	395,800	Year End Roll	12/20/2017
2017	102	FV	360,900	0	.	.	360,900	360,900	Year End Roll	1/3/2017
2016	102	FV	360,900	0	.	.	360,900	360,900	Year End	1/4/2016
2015	102	FV	333,500	0	.	.	333,500	333,500	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
MURPHY MEGAN M,	62295-223		7/23/2013	Convenience		1	No	No					
MAHER PATRICK	53488-457		9/1/2009		317,000	No	No						
MAHER PATRICK,	51207-341		5/22/2008	Family		No	No	MASTER DEED					

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
6/23/2010	546	Inter-De	2,900						5/10/2018	Measured	DGM	D Mann					
4/13/2009	228	Manual	4,750						12/30/2008	NEW CONDO	BR	B Rossignol					

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good												
Sty Ht: 1 - 1 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 3 - BrickorStone				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 4 - Vinyl				A HBth:	Rating:												
Sec Wall:	%			OthrFix:	Rating:												
Roof Struct: 3 - Gambrel				OTHER FEATURES				RESIDENTIAL GRID									
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units 1							
Color: GREY				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Frl:	Rating:			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: C - Average				CONDO INFORMATION				Lvl 2									
Year Blt: 1908	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:	Alt %:			Total Units:				Lower									
Jurisdict: G12	Fact: .			Floor: 1 - 1st Floor				Totals	RMs: 6	BRs: 2	Baths: 1	HB					
Const Mod:				% Own:	33.00000000												
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wal: 2 - Plaster				Functional:		%		Interior:	1	6	2	1					
Sec Int Wall:	%			Economic:		%		Additions:									
Partition: T - Typical				Special:		%		Kitchen:									
Prim Floors: 3 - Hardwood				Override:		%		Baths:									
Sec Floors:	%			Total:	18.6 %			Plumbing:									
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ:	305.00			Heating:									
Bsmnt Gar:				Size Adj.: 1.35000002				General:									
Electric: 3 - Typical				Const Adj.: 1.01989794													
Insulation: 2 - Typical				Adj \$ / SQ: 419.943													
Int vs Ext: S				Other Features: 60500													
Heat Fuel: 2 - Gas				Grade Factor: 1.00													
Heat Type: 3 - Forced H/W				NBHD Inf: 1.25000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100	% AC:			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 602129													
% Com Wal	% Sprinkled			Depreciation: 111996				Juris. Factor: 1.00	Before Depr: 524.93								
				Deprecated Total: 490133				Special Features: 0	Val/Su Net: 488.63								
								Final Total: 490100	Val/Su SzAd 488.63								
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
PARCEL ID 001.A-0001-0020.1																	
More: N	Total Yard Items:					Total Special Features:								Total:			